



812, 327 9A Street NW  
Calgary, Alberta

MLS # A2317195



**\$499,900**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	808 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, See Remarks		

**Inclusions:** N/A

Two bedrooms, two bathrooms, over 800 square feet. An impeccably finished corner unit. And here's how it feels. Afternoon light moves across the room through oversized west-facing windows and the whole space feels alive in it. You walk toward the balcony. You're on the 8th floor and you feel every bit of it &mdash; southern light wrapping around, and in the evening, the sun dropping slowly over the rooftops of historic Kensington Village below. By the time you've done a full walk-through, the finishes have confirmed: this one is different. Short-term rental approval in a Calgary condo building is becoming increasingly rare &mdash; and The Annex is one of the last concrete mid-rises in the city where it's still permitted. What makes this work is the building itself: concrete construction means genuine acoustic separation, so whether you're living here full-time or hosting guests, the building runs quietly and feels exactly like what it is &mdash; a well-built home. Live here, lease it long-term, or let it generate income while you're away. Three strategies, one address. This is one of the rare addresses in Calgary where driving is genuinely optional &mdash; and when you do want to leave, the main thoroughfares are right there waiting. The city, whenever you want it. Kensington, whenever you don't. Step outside and you're in one of Calgary's most celebrated inner-city neighbourhoods: Higher Ground for morning coffee, Pages on a Saturday afternoon, Hayden Block for dinner, the Plaza Theatre for a Tuesday night film. The Bow River pathway system is at the end of the block. The Sunnyside LRT station is a three-minute walk. Two bedrooms, two full bathrooms, a kitchen built for real cooking. The layout is open, the flow is intuitive, and the space earns its square footage in every direction. The Annex holds LEED Gold V4 certification &mdash; one of the first

multifamily mid-rises in Canada to earn it. LEED Gold V4 is the highest standard in sustainable building design: better energy efficiency, superior air quality, construction built to last. In plain terms &mdash; lower operating costs, a healthier living environment, and a building designed with genuine long-term thinking. The rooftop patio with fire features, BBQ stations, community garden, and dog run is yours to use year-round. This kind of inner-city location, in this kind of building, with this kind of flexibility &mdash; it doesn't come up often.